



**MEETING MINUTES
URBAN DESIGN COMMISSION**

Thursday, May 15, 2014

Work Session: 10:00 A.M.

Public Hearing: Immediately Following Work Session

Pre Council Chambers, Second Floor City Hall

1000 Throckmorton Street, Fort Worth, Texas 76102

COMMISSIONERS

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| <input type="checkbox"/> | Margaret Johnson | - Mayor Appointee | <input type="checkbox"/> | Sally Allsup | - District 6 |
| <input checked="" type="checkbox"/> | Lori Gordon | - District 2 | <input checked="" type="checkbox"/> | Michael Barnard | - District 7 |
| <input checked="" type="checkbox"/> | Robert Dellamura | - District 3 | <input checked="" type="checkbox"/> | Robert W. Kelly | - District 8 |
| <input type="checkbox"/> | Vacant | - District 4 | <input checked="" type="checkbox"/> | Melissa Konur | - District 9 |
| <input checked="" type="checkbox"/> | Randle Howard | - District 5 | | | |

I. WORK SESSION: 10:00 A.M.

A. Briefing on text amendments to Urban Forestry Ordinance by Caleb Tandy, City of Fort Worth

II. PUBLIC HEARING: IMMEDIATELY FOLLOWING WORK SESSION

CALL TO ORDER: 10:22 A.M.; Statement of Open Meetings Act by Sevanne Steiner, City of Fort Worth

A. ANNOUNCEMENTS

Sevanne Steiner asked commissioners to speak into the microphones provided

Sevanne Steiner introduced Adam Alsobrook, the new staff member for the Urban Design Commission

B. APPROVAL OF THE APRIL 17, 2014 MEETING MINUTES

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| Motion By: M. Konur |
| Motioned To: Approve |
| Seconded By: M. Barnard |
| Vote: 6-0 |

Executive Session

The Urban Design Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda

Meeting Accessibility

The Fort Worth City Hall and Pre-Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

The Fort Worth City Hall and Pre-Council Chamber es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Commissioner Howard left the hearing at 10:29 A.M.

C. NEW CASES

UDC-14-08

8808 Camp Bowie West, Suite 100

Camp Bowie District

Applicant/Agent: Republic Commercial Properties/Kelli Rhoades

Requests a waiver from sign standards.

Staff presented their report.

Chairman Kelly asked if there were any questions for staff. There were no questions for staff at that time.

Shawn Laurence, project representative, stated that he was the representative for Domino's Pizza. Mr. Laurence stated that the new signs are a reduction of approximately 86 SF from existing signage on the building that will be removed and replaced with the new signage. Signs will be LED and not fluorescent or neon and will be more energy efficient.

Staff clarified that the tenant blade sign is allowed per code, but the request for a waiver is for the second attached tenant sign since only one attached tenant sign is allowed per code.

Mr. Laurence stated that there is already a sign on the west façade of the building and three existing signs total on the building currently. The sign on the west façade will be removed and there will not be a new sign installed at that location. There is an existing sign on the east elevation that will be removed and replaced with a new sign.

Chairman Kelly asked if there were any questions for the project representative. There were no questions for the project representative.

Opposition: No one spoke in opposition.

Chairman Kelly closed the public testimony.

Chairman Kelly asked for either discussion or a motion.

Commissioner Konur asked if applicant met with Camp Bowie neighborhood group or if Camp Bowie neighborhood group had commented on the proposal. Staff responded that applicant met with neighborhood group but that the group did not receive a formal recommendation from that group prior to the hearing.

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| Motion By: M. Konur |
| Motioned To: Approve |
| Seconded By: M. Barnard |
| Vote: 5-0 |

UDC-14-09

919 Alston Avenue

Near Southside District

Applicant/Agent: Mitchell Cole

Recommendation to the Planning Commission for a request for street and alley vacation.

Staff presented their report.

Commissioner Konur asked staff to clarify the exact location of the site on the aerial photograph. Staff pointed to the location of the site on the aerial photograph and showed the location of the street and the alley.

Chairman Kelly asked if there were any questions for staff.

The applicant and owner were not present at the hearing, and there was no project representative in attendance. Staff stated that the project owner was in the process of changing his design team for the project.

Mike Brennan with Fort Worth South, Inc. spoke in favor of the street and alley vacation. Mr. Brennan said that they are normally not in favor of street and alley vacations but due to the fact that the street and alley no longer are continuous his organization was in support of the street and alley vacation in this particular case.

Chairman Kelly closed the public testimony.

Chairman Kelly asked for either discussion or a motion.

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| Motion By: M. Barnard |
| Motioned To: Approve |
| Seconded By: L. Gordon |
| Vote: 5-0 |

UDC-14-010

2000 West Berry Street

Berry/ University Urban Village

Applicant/Agent: Sustainable Development, LLC/ Ken Loose

Requests a waiver from fenestration and building material standards.

Staff presented their report.

Chairman Kelly asked if there were any questions for staff.

Commissioner Konur asked if the benches and street trees were already in place. Staff responded that they would be installed as part of the project under the zoning ordinance.

Ken Loose, architect, representative for the applicant and available for questions. Mr. Loose gave a short presentation on the project design.

Chairman Kelly asked if they were keeping the pylon sign, and Mr. Loose responded that they were not keeping the sign as part of the project.

Commissioner Barnard asked about the metal material on the existing building on the site. Mr. Loose and staff stated that the existing building was clad in metal.

Chairman Kelly asked if there were any questions for staff or any other speakers in favor or opposition to the project.

Opposition: Sandra Dennehy spoke in opposition to the project. Ms. Dennehy was concerned that the project was not reviewed by the neighborhood and that they had not had a chance to meet with applicant. Generally they are in favor of the concept, but do not want project to look like development occurring closer to TCU and object to a metal building going up on the site since it may look "cheap." They think that the design could be executed with more sensitivity and made to look less like a prefabricated metal building. Ms. Dennehy also expressed concern about the projecting metal parapet element. She is hoping for denser development on this site. Ms. Dennehy requested a continuance on the project to allow the neighborhood time to meet with the applicant during the week of May 27th.

Mr. Loose responded that the variances were the only issues on the table and that the overall design of the project was not under the purview of the review.

Chairman Kelly closed the public testimony.

Chairman Kelly asked for either discussion or a motion.

Commissioner Barnard asked if a form based code is currently in place on this property. Staff responded that there is not a form based code currently in place on the property.

Chairman Kelly stated that the commission must base the waiver request on present conditions.

Commissioner Barnard asked if only the variance requests are under our purview and not the overall design, and that the decision of the commission is just about the exceptions to the fenestration and masonry.

Chairman Kelly stated that he didn't have a problem with the metal.

Commissioner Barnard stated that he would object if the panel is a "R" type metal panel.

Commissioner Konur stated that it would have been helpful for community to have input on the project, but she doesn't think that the project should be held up for 18 months while the form based code is developed. She would like to see continuance of the case to see if compromises could be made.

Senior staff and legal staff provided guidance to the Urban Design Commission about whether or to continue the case or to deny the case without prejudice.

Commissioner Barnard made a motion to reopen the public testimony.

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| Motion By: M. Barnard |
| Motioned To: Reopen the public testimony |
| Seconded By: R. Dellamura |
| Vote: 5-0 |

Public testimony was reopened.

Mr. Loose responded to questions about the design intention of the project and material selections.

Commissioner Konur asked if the doors were glass. Mr. Loose stated that the doors and windows were glass. Mr. Loose also further clarified the need for the four variances from the standards.

Chairman Kelly asked if there were any questions?

Mr. Loose encouraged a rapid response to the variance request.

Ms. Dennehy stated that they like the overall concept, and that the articulation of first and second floors and the amount of glazing is fine. The green screen is OK but has not fared well in our climate. Ms. Dennehy asked if the type of metal panel could be dictated. They may consider another material other than metal or not use a particular kind of metal panel.

Commissioner Barnard said no to the "R" type metal panel – maybe as a good compromise instead of continuance.

Chairman Kelly closed the public testimony.

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| Motion By: M. Konur |
| Motioned To: Approve with conditions, staff to work with the applicant on final design and specifications |
| Seconded By: L. Gordon |
| Vote: 5-0 |

UDC-14-011

Rosedale Street and West 7th Avenue
Applicant/Agent: Lang Partners/Dirik Oudt
Requests a waiver from parking structure standards.

Near Southside District

Staff presented their report.

Dirik Oudt, representative for the applicant, requested a continuance of the case until the next Urban Design Commission hearing in June. The applicant wanted time to meet with the parties opposed to the project.

Chairman Kelly asked if there were any questions for the applicant and if any other parties were in favor.

Mike Brennan spoke in favor of the continuance of the case so that their organization could facilitate further discussion between the neighbors and the applicant and hopefully come to a mutually agreeable solution.

Opposition: David Mellina spoke in opposition to the project. Mr. Mellina also presented a letter to the Urban Design Commission outlining their concerns about the proposed project. Have concerns about the height of the project and the design of the parking garage fronting Fairmount.

Chairman Kelly closed the public testimony.

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| Motion By: M. Barnard |
| Motioned To: Continue the case and remand to the next Urban Design Commission meeting agenda |
| Seconded By: L. Gordon |
| Vote: 5-0 |

UDC-14-012

Rosedale Street and West 7th Avenue
Applicant/Agent: Lang Partners/Dirik Oudt
Recommendation to the Board of Adjustment for requests for building height and setback waivers.

Near Southside District

Staff called the case number but did not present their report at the request of the commission.

Chairman Kelly asked if anyone was speaking for the case.

Dirik Oudt, representative for the applicant, requested a continuance of the case until the next Urban Design Commission hearing in June. The applicant wanted time to meet with the parties opposed to the project.

Chairman Kelly asked if there were any other speakers for or against the project.

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| Motion By: M. Konur |
| Motioned To: Continue the case and remand to the next Urban Design Commission meeting agenda |
| Seconded By: L. Gordon |
| Vote: 5-0 |

III. ADJOURNMENT

The meeting was adjourned at 11:28 A.M.